

UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF MASSACHUSETTS

BLUE HILLS OFFICE PARK LLC,

Plaintiff, Defendant-in-Counterclaim,

v.

Civil Action No. 05-CV-10506 (WGY)

J.P. MORGAN CHASE BANK, as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 1999-C1, and CSFB 1999-C1 ROYALL STREET, LLC,

Defendants, Plaintiffs-in-Counterclaim,

v.

WILLIAM LANGELIER and GERALD FINEBERG,

Defendants-in-Counterclaim.

AFFIDAVIT OF SUSAN SCHEELER IN SUPPORT OF PETITION FOR ATTORNEYS' FEES AND EXPENSES

I, Susan Scheeler, declare as follows:

1) I am a Collections Manager in the Accounting Department at DLA Piper US LLP ("DLA Piper"), which is counsel for plaintiffs-in-counterclaim J.P. Morgan Chase Bank, as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 1999-C1, and CSFB 1999-C1 Royall Street, LLC (the "Lender").

2) I am the DLA Piper Collections Manager with responsibility for the Blue Hills Office Park matter. I have reviewed portions of the Lender's petition for an award of attorneys'

fees and costs against defendants-in-counterclaim Blue Hills Office Park LLC, William Langelier, and Gerald Fineberg filed in this matter (the "Fee Petition") and the Affidavit of Bruce E. Falby, Esq. in Support of Petition for Attorneys' Fees and Expenses, dated October 27, 2006 ("Falby Affidavit"). This affidavit is made on the basis of my personal knowledge, my review of DLA Piper accounting records, and, where specified, information received from DLA Piper attorneys working on the Blue Hills Office Park matter.

3) DLA Piper maintains accounting records for invoices sent to clients and payments received from clients in a database called Elite Enterprise (the "Elite System"). When an invoice payment is received from a client, an employee of the accounting department "posts" the payment on the Elite System's record for the invoice by entering the payment date and amount received for the invoice. The employee also enters a document number for the payment, which is either a check number or a wire transfer number (depending on the form of payment), and a description of the payment, which includes the amount received from the client in the check or wire, the invoice number(s) to which it applies, and internal tracking information concerning where the payment was received and by whom.

4) Attached as Exhibit A are Ledger Detail printouts from the Elite System for the DLA Piper invoices included in the Fee Petition. Each Ledger Detail printout contains the payment information described in the preceding paragraph. In some cases, the amount of the payment received from the client (set forth as the first entry in the "Description" box) exceeds the amount of the invoice. This occurs when a client pays more than one invoice with a single check or wire transfer.

5) Attached as Exhibit B is a summary I have prepared of the Ledger Detail printouts included in Exhibit A. It contains the invoice number, date and amount, as well as the payment date, amount and document number.

6) As shown on Exhibits A & B, our client has paid the entirety of each invoice included in the Fee Petition.

7) I understand from the Fee Petition, the Falby Affidavit and attorneys involved in the Blue Hills Office Park matter that the Lender is not seeking the full amount of certain of the invoices included in the Fee Petition and that the amount of DLA Piper fees and expenses sought for each invoice (and in total) is set forth on Exhibit E to the Affidavit of Bruce Falby dated October 27, 2006.

Signed under the pains and penalties of perjury this 15th day of December, 2006.



Susan Scheeler

SCHEELER AFFIDAVIT

EXHIBIT A

Date	Document	Ledger Code	Amount	Description
02/15/2005		FEES	9,605.00	
02/15/2005		HCOST	1,398.30	
02/15/2005		HCOSTL	91.41	
02/15/2005		HSCOST	45.66	
02/15/2005		SPARK26	20.00	
Payments:				
05/09/2005	41162	PAYFNB	11,160.37	\$11160.37--WELLS FARGO--#1603911--BALTO--SYH

Date	Document	Ledger Code	Amount	Description
03/15/2005		FEES	21,973.50	
03/15/2005		HCOST	175.76	
03/15/2005		HCOSTL	690.96	
03/15/2005		HSCOST	96.71	
03/15/2005		SCOST	3.13	
Payments:				
05/23/2005	41473	PAYFNB	22,940.06	\$22940.06--WELLS FARGO CMS--#1614642--BALTO--SYH

Date	Document	Ledger Code	Amount	Description
03/31/2005		FEES	26,623.00	
Payments:				
06/27/2005	42502	PAYLAS2	26,623.00	\$26,623.00 - WELLS FARGO - #1621356 - LB - CHGO - JF

Date	Document	Ledger Code	Amount	Description
04/30/2005		FEES	42,759.50	
04/30/2005		HCOST	383.88	
04/30/2005		HCOSTW	257.30	
04/30/2005		HSCOST	396.60	
04/30/2005		SCOST	15.20	
Payments:				
07/26/2005	42899	PAYFNB	43,812.48	\$43812.48 WELLS FARGO 1635752 BALT CK TW

Date	Document	Ledger Code	Amount	Description
06/06/2005		FEES	53,655.50	
06/06/2005		HCOST	982.07	
06/06/2005		HCOSTW	106.97	
06/06/2005		HSCOST	203.40	
06/06/2005		SCOST	18.04	
Payments:				
08/29/2005	44188	PAYFNB	54,965.98	\$54965.98 WELLS FARGO 1649847 BALT CK TW

Date	Document	Ledger Code	Amount	Description
07/12/2005		FEES	18,187.50	
07/12/2005		HCOST	33.24	
07/12/2005		HSCOST	390.45	
07/12/2005		SCOST	0.00	
Payments:				
12/23/2005	00001296	PAYFNB	18,611.19	\$71129.56 LNR PARTNERS 1726131 1737158 1726129 1726126 1665680 BALT CK RP

Date	Document	Ledger Code	Amount	Description
08/31/2005		FEES	34,816.50	
08/31/2005		HCOST	1,712.85	
08/31/2005		HSCOST	182.66	
08/31/2005		SCOST	5.80	
Payments:				
12/26/2005	1355	PAYLAS2	36,717.81	\$80114.06 - LNR PARTNERS INC -` #1741154, 1693475 - CHGO - JF

Date	Document	Ledger Code	Amount	Description
09/30/2005		FEES	6,849.50	
09/30/2005		HCOST	8.32	
09/30/2005		HSCOST	12.00	
09/30/2005		SCOST	0.30	
Payments:				
12/12/2005	10036	PAYLAS2	6,870.12	\$6870.12--LNR PARTNERS #1709716---LB--CHGO--CJJ

Date	Document	Ledger Code	Amount	Description
10/31/2005		FEES	26,754.50	
10/31/2005		HSCOST	49.65	
Payments:				
12/23/2005	00001296	PAYFNB	26,804.15	\$71129.56 LNR PARTNERS 1726131 1737158 1726129 1726126 1665680 BALT CK RP

Date	Document	Ledger Code	Amount	Description
11/30/2005		FEES	43,004.00	
11/30/2005		H COST	98.29	
11/30/2005		HSCOST	258.00	
11/30/2005		SCOST	3.96	
11/30/2005		SPARK26	32.00	
Payments:				
12/26/2005	1355	PAYLAS2	43,396.25	\$80114.06 - LNR PARTNERS INC -` #1741154, 1693475 - CHGO - JF

Date	Document	Ledger Code	Amount	Description
12/14/2005		FEES	58,160.50	
12/14/2005		HCOST	4,794.71	
12/14/2005		HSCOST	570.01	
12/14/2005		SCOST	12.59	
Payments:				
04/12/2006	10054	PAYLAS2	63,537.81	\$63,537.81---LNR PARTNERS` #1754871----CHGO--CJJ

Date	Document	Ledger Code	Amount	Description
02/08/2006		FEES	6,402.50	
02/08/2006		HCOST	206.38	
02/08/2006		HSCOST	1,147.86	
02/08/2006		SCOST	1.57	
02/08/2006		SPARK26	0.00	
Payments:				
04/27/2006	52243	PAYFNB	7,758.31	\$7758.31 -- WELLS FARGO -- 1773108 -- LB BALT LM

Date	Document	Ledger Code	Amount	Description
02/28/2006		FEES	64,023.00	
02/28/2006		HCOST	1,275.37	
02/28/2006		HSCOST	974.55	
02/28/2006		SCOST	1.25	
Payments:				
05/01/2006	52357	PAYFNB	66,274.17	\$66274.17 WELLS FARGO CHS 1784073 BALT LB RP

Date	Document	Ledger Code	Amount	Description
03/24/2006		FEES	137,843.50	
03/24/2006		HCOST	6.50	
03/24/2006		HSCOST	1,906.35	
03/24/2006		SCOST	510.00	
Payments:				
06/26/2006	53813	PAYFNB	140,266.35	\$140266.35-WELLS FARGO CMS CONCORD-LLM-BALT-1795052

Date	Document	Ledger Code	Amount	Description
04/19/2006		FEES	206,351.75	
04/19/2006		HCOST	5,287.32	
04/19/2006		HCOSTL	1,101.16	
04/19/2006		HCOSTW	88.24	
04/19/2006		HSCOST	2,407.18	
04/19/2006		SCOST	493.75	
04/19/2006		SPARK26	214.00	
Payments:				
08/08/2006	W04131	PAYFNB	215,943.40	\$410286.18 CSFB 1999 CI SS 306477.18 1807353 1828837 TW

Date	Document	Ledger Code	Amount	Description
06/05/2006		FEES	170,881.50	
06/05/2006		HCOST	17,330.55	
06/05/2006		HCOSTL	1,631.04	
06/05/2006		HCOSTW	699.34	
06/05/2006		HSCOST	3,775.35	
06/05/2006		SCOST	25.00	
Payments:				
08/08/2006	W04131	PAYFNB	194,342.78	\$410286.18 CSFB 1999 CI SS 306477.18 1807353 1828837 TW

Date	Document	Ledger Code	Amount	Description
06/19/2006		FEES	252,643.00	
06/19/2006		HCOST	20,225.44	
06/19/2006		HCOSTL	162.68	
06/19/2006		HCOSTW	676.97	
06/19/2006		HSCOST	5,299.20	
06/19/2006		SCOST	45.00	
06/19/2006		SPARK26	30.00	
Payments:				
10/16/2006	W4715	PAYFNB	279,082.29	\$279082.29--CSFB 1999 CI SS--#1836863--WIRE--SYH

Date	Document	Ledger Code	Amount	Description
07/31/2006		FEES	65,060.00	
07/31/2006		HCOST	2,840.77	
07/31/2006		HCOSTL	16.97	
07/31/2006		HCOSTW	436.10	
07/31/2006		HSCOST	885.45	
Payments:				
10/05/2006	10062	PAYFNB	69,239.29	\$69239.29 LNR PARTNERS 1856067 DC LM

Date	Document	Ledger Code	Amount	Description
08/09/2006		FEES	27,996.75	
08/09/2006		HCOST	5,680.57	
08/09/2006		HSCOST	162.15	
		Payments:		
11/21/2006	W4640	PAYLAS2	33,839.47	\$33,839.47---CSFB` #1859511-----WIRE---CHGO--CJJ

Date	Document	Ledger Code	Amount	Description
09/21/2006		FEES	50,778.00	
09/21/2006		HCOST	162.83	
09/21/2006		HSCOST	332.10	
				Payments:
11/22/2006	59722	PAYFNB	51,272.93	\$51272.93, WELLS FARGO, 1879526 CK RP

Date	Document	Ledger Code	Amount	Description
10/09/2006		FEES	313,650.25	
10/09/2006		HCOST	1,497.23	
10/09/2006		HCOSTL	1,098.46	
10/09/2006		HCOSTW	906.22	
10/09/2006		HSCOST	6,574.88	
10/09/2006		SCOST	53.75	
Payments:				
12/15/2006	W2363	PAYLAS2	323,780.79	\$550,446.80---CSFB #1887754-1899286-1907991---WIRE--CHGO--CJJ

Date	Document	Ledger Code	Amount	Description
10/26/2006		FEES	138,403.25	
10/26/2006		HCOST	9,757.50	
10/26/2006		HCOSTL	798.76	
10/26/2006		HCOSTW	54.66	
10/26/2006		HSCOST	1,043.04	
10/26/2006		SPARK26	60.00	
Payments:				
12/15/2006	W2363	PAYLAS2	150,117.21	\$550,446.80---CSFB #1887754-1899286-1907991----WIRE--CHGO--CJJ

SCHEELER AFFIDAVIT

EXHIBIT B

LNR Partners/Blue Hills Office Park (306477-18)
Payment History for Invoices Included in Federal Court Fee Petition

Invoice	Invoice Date	Invoice Amt.	Amount Paid	Payment Date	Doc.#
1603911	2/15/2005	\$ 11,160.37	\$ 11,160.37	5/9/2005	41162
1614642	3/15/2005	\$ 22,940.06	\$ 22,940.06	5/23/2005	41473
1621356	3/31/2005	\$ 26,623.00	\$ 26,623.00	6/27/2005	42502
1635752	4/30/2005	\$ 43,812.48	\$ 43,812.48	7/26/2005	42899
1649847	6/6/2005	\$ 54,965.98	\$ 54,965.98	8/29/2005	44188
1665680	7/12/2005	\$ 18,611.19	\$ 18,611.19	12/23/2005	1296
1693475	8/31/2005	\$ 36,717.81	\$ 36,717.81	12/26/2005	1355
1709716	9/30/2005	\$ 6,870.12	\$ 6,870.12	12/12/2005	10036
1726126	10/31/2005	\$ 26,804.15	\$ 26,804.15	12/23/2005	1296
1741154	11/30/2005	\$ 43,396.25	\$ 43,396.25	12/26/2005	1355
1754871	12/14/2006	\$ 63,537.81	\$ 63,537.81	4/12/2006	10054
1773108	2/8/2006	\$ 7,758.31	\$ 7,758.31	4/27/2006	52243
1784073	2/28/2006	\$ 66,274.17	\$ 66,274.17	5/1/2006	52357
1795052	3/24/2006	\$ 140,266.35	\$ 140,266.35	6/26/2006	53813
1807353	4/19/2006	\$ 215,943.40	\$ 215,943.40	8/8/2006	W04131
1828837	6/5/2006	\$ 194,342.78	\$ 194,342.78	8/8/2006	W04131
1836863	6/19/2006	\$ 279,082.29	\$ 279,082.29	10/16/2006	W4715
1856067	7/31/2006	\$ 69,239.29	\$ 69,239.29	10/5/2006	10062
1859511	8/9/2006	\$ 33,839.47	\$ 33,839.47	11/21/2006	W4640
1879526	9/21/2006	\$ 51,272.93	\$ 51,272.93	11/22/2006	59722
1887754	10/9/2006	\$ 323,780.79	\$ 323,780.79	12/15/2006	W2363
1899286	10/26/2006	\$ 150,117.21	\$ 150,117.21	12/15/2006	W2363